

**SAN LUIS OBISPO PLANNING DEPARTMENT HEARING  
MINUTES OF THE MEETING OF**

**June 16, 2006**

Minutes of the Regular Meeting of the County Planning Department Hearings held in the San Luis Obispo County Planning and Building Department Conference Room, County Government Center, San Luis Obispo, California, at 9:00 a.m.

The meeting is called to order at 9:00 a.m. by John Nall, Hearing Officer.

The following action minutes are listed as they were acted upon by the Hearing Officer of the Planning Department Hearings and as listed on the agenda for the Regular Meeting of June 16, 2006, together with the maps and staff reports attached thereto and incorporated therein by reference.

**PUBLIC COMMENT PERIOD**

None

**CONSENT AGENDA:**

None

**NON-HEARING ITEMS:**

1. This being the time set for hearing to consider a request by **CHARLES HECK** for a Minor Use Permit/Coastal Development Permit to convert the existing 778 square foot car port to an enclosed garage, and remodel/add approximately 654 square feet of living area and 272 square feet of deck area to the existing 1,584 square foot single family residence. The project will not impact or remove any pine or oak trees. The project is within the Residential Single Family land use category and is located at 299 Hastings in the Community of Cambria, in the North Coast Planning Area. This project is exempt under CEQA.

**County File No: DRC2005-00182**

Assessor Parcel Number: 022-224-011

Supervisory District 2

Date Accepted: May 4, 2006

**Ryan Hostetter, Project Manager**

**Thereafter, on motion of the hearing officer, the Minor Use Permit/Coastal Development Permit is granted based on Findings A through H in Exhibit A and subject to Conditions 1 through 23 in Exhibit B. (Document No. 2006-282)**

2. This being the time set for hearing to consider a request by **KAREN JOHNSON** for a Minor Use Permit/Coastal Development Permit to remodel an existing single family residence and add approximately 150 square feet of living area by enclosing an existing deck, and creating a new roof deck above the addition. The proposed project is within the Residential Single Family land use category and is located at 325 Drake Street in the community of Cambria. The site is in the North Coast planning area. This project is exempt under CEQA.

**County File No: DRC2005-00171**

Assessor Parcel Number: 023-045-037

Supervisory District 2

Date Accepted: May 4, 2006

**Ryan Hostetter, Project Manager**

**Thereafter, on motion of the hearing officer, the Minor Use Permit/Coastal Development Permit is granted based on Findings A through Q in Exhibit A and subject to Conditions 1 through 15 in Exhibit B. (Document No. 2006-283)**

3. This being the time set for hearing to consider a request by **SAN LUIS OBISPO COUNTY PUBLIC WORKS DEPARTMENT**, representing the Sherwood Underground Utility District, for a Minor Use Permit/Coastal Development Permit to underground existing overhead utility lines

along Sherwood Drive and the blocks closest to Sherwood Drive on Wedgewood Street, Castle Street, Drake Street, Jean Street, and Kerwin Street in the community of Cambria. Work will be conducted in the public right-of-way and at each individual lot to tie-into the main system. The project intends to provide a scenic enhancement benefit in the assessment area. The project will result in the disturbance of approximately 0.05 acres, and 233 cubic yards of material are proposed to be excavated. Approximately 2100 feet of trench, 3 feet deep by 1 foot wide will be excavated. Five transformers will also be buried. The proposed project is within the Residential Single Family land use category and is in the North Coast Planning Area. This project is exempt under CEQA.

**County File No: DRC2005-00136**

Assessor Parcel Numbers: Book 023, Page's 1, 4, 8, 15, 16, 18, 45, 88, 87, 86, & 46

Supervisory District 2

Date Accepted: May 4, 2006

**Ryan Hostetter, Project Manager**

**Thereafter, on motion of the hearing officer, the Minor Use Permit/Coastal Development Permit is granted based on Findings A through H in Exhibit A and subject to Conditions 1 through 10 in Exhibit B. (Document No. 2006-284)**

4. This being the time set for hearing to consider a request by **VIKKI HANSEN** for a Minor Use Permit/Coastal Development Permit to remodel an existing 1,723 square foot single family residence with attached garage, and add approximately 1,886 square feet of living area which includes a new second story to the home. The project also includes adding a new porch totaling 199 square feet and a trellis over the existing driveway. The project will not impact or remove any pine or oak trees. The project is within the Residential Single Family land use category and is located at 462 Chiswick in the Community of Cambria, in the North Coast Planning Area. This project is exempt under CEQA.

**County File No: DRC2005-00181**

Assessor Parcel Number: 013-351-042

Supervisory District 2

Date Accepted: May 4, 2006

**Ryan Hostetter, Project Manager**

**Thereafter, on motion of the hearing officer, the Minor Use Permit/Coastal Development Permit is granted based on Findings A through R in Exhibit A and subject to Conditions 1 through 23 in Exhibit B. (Document No. 2006-285)**

5. This being the time set for hearing to consider a request by **GREG PALMER** for a Minor Use Permit/Coastal Development Permit to allow the demolition of the existing single family residence and detached garage and the construction of a new 3,630 square foot single family residence and associated grading. The project will result in the disturbance of approximately 9,000 square feet of a 9,375 square foot parcel. The proposed project is within the Residential Single Family land use category and is located at 669 Santa Lucia Road in the community of Los Osos. The site is in the Estero planning area. Also to be considered at the hearing is will be approval of the Environmental Document prepared for the project. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on April 20, 2006 for this project. Mitigation measures are proposed to address Aesthetics, Cultural Resources and Water; and are included as conditions of approval. Anyone interested in commenting or receiving a copy of the proposed Environmental Determination should submit a written statement. Comments will be accepted up until completion of the public hearing(s).

**County File No: DRC2005-00058**  
Supervisory District: 2  
**Murry Wilson, Project Manager**

Assessor Parcel Number: 038-021-002  
Date Accepted: December 29, 2005

**Thereafter, on motion of the hearing officer, the Minor Use Permit/Coastal Development Permit is granted based on Findings A through H in Exhibit A and subject to Conditions 1 through 25 in Exhibit B. (Document No. 2006-286)**

6. This being the time set for hearing to consider a request by **GREG WATTENBARGER** for a Minor Use Permit/Coastal Development Permit to allow for the demolition of the existing single family dwelling and construction of a new two-story (1,580 square foot) single family dwelling. The project will result in the disturbance of approximately 2,500 square feet of a 2,646 square foot parcel. The proposed project is within the Residential Single Family land use category and is located at 3183 Studio Drive in the community of Cayucos. The site is in the Estero planning area. This project is exempt under CEQA.

**County File No: DRC2005-00096**  
Supervisory District: 2  
**Murry Wilson, Project Manager**

Assessor Parcel Number: 064-414-029  
Date Accepted: April 13, 2006

**Thereafter, on motion of the hearing officer, the Minor Use Permit/Coastal Development Permit is granted based on Findings A through J in Exhibit A and subject to Conditions 1 through 21 in Exhibit B. (Document No. 2006-287)**

7. This being the time set for hearing to consider a request by **FRANK KELTON** for a Minor Use Permit to allow a 1,000 square foot space in an existing commercial center to be used as an ambulance response station for San Luis Ambulance. The project will result in the disturbance of approximately zero square feet, because the project is tenant improvements only to an existing building. The proposed project is within the Commercial Service land use category and is located at the northeast corner of North Main Street and Abby Road, in the community of Templeton. The site is in the Salinas River Planning Area. This project is exempt under CEQA.

**County File No: DRC 2005-000184**  
Supervisory District: 1  
**Elizabeth Kananaugh, Project Manager**

Assessor Parcel Number: 040-291-040  
Date Accepted: May 1, 2006

**Thereafter, on motion of the hearing officer, the Minor Use Permit is granted based on Findings A through F in Exhibit A and subject to Conditions 1 through 12 in Exhibit B. (Document No. 2006-288)**

**HEARING ITEMS:**

8. This being the time set for hearing to consider a request by **VIRGIL & LORETTA BORGES** to name an unnamed road. The proposed road name is **COW CAMP LOOP**. The site is located in the unincorporated area of the county on the south side of Gage-Irving Rd. at Town Creek, in the South Shore Community. The site is in the Nacimiento planning area. If approved, all addressable structures with access along these roads will be assigned new permanent situs addresses to *the road providing access*.

**County File Number: SUB2005-00160**  
Supervisory District: 1  
**Project Manager: Leonard F. Mansell**

Assessor Parcel Number: 080-051-002  
Date Accepted: March 10, 2006

**MINUTES:**

**Hearing Officer:** John Nall

**Others:** Loretta Borges, applicant; Bill Hughes, neighbor.

Len Mansell, staff, presents project.

Loretta Borges, states she wanted to clarify where they actually live.

Bill Hughes, states he has property that borders Cow Camp Loop. Discusses easement. States easement is blocked by a fence put up by the Borges'. Wants to access Cow Camp Loop from his property. Indicates he just wanted to be heard here for the record.

There is discussion of the Monterey County Water District responsibilities as a land management agency in relation to the water shed.

Hearing Officer asks about width of Cow Camp Loop, and is told by Ms. Borges it varies considerably.

**Thereafter, on motion of the hearing officer, the road name Cow Camp Loop is approved to become final in 10 days if no appeal is filed, based on Findings in Exhibit A. (Document No. 2006-289)**

9. This being the time set for hearing to consider a request by **SANDRA BROOKS** to name an unnamed road **Raptor Ridge Trail**. The site is located in the unincorporated area of the county, on the north side of Highway 41 East at the crest of the Chicago grade. The site is in the El Pomar Planning Area of San Luis Obispo County. If approved, all addressable structures with access along these roads will be assigned new permanent situs addresses to ***the road providing access***.

**County File No:** SUB2004-00397

Assessor Parcel Number: 034-491-001

Supervisory District: 1

Date Accepted: June 20, 2005

**Project Manager:** Leonard F. Mansell

**MINUTES:**

**Hearing Officer:** John Nall

Len Mansell, staff, presents project.

**Thereafter, on motion of the hearing officer, the road name Raptor Ridge Trail is approved to become final in 10 days if no appeal is filed, based on the Findings in Exhibit A. (Document No. 2006-290)**

10. This being the time set for hearing to consider a request by **FRANK GODBILLE** to rename Sprawling Oak Lane to **Belgium Woods Road**. The site is located in the unincorporated area of the county on the west side of White Oak Road approximately 1.25 miles from Santa Rita Road in the Adelaida planning area. If approved, all addressable structures with access along these roads will be assigned new permanent situs addresses to ***the road providing access***.

**County File Number:** SUB2005-00031

Assessor Parcel Number: 039-351-006

Supervisory District: 5

Date Accepted: July 24, 2005

**Project Manager:** Leonard F. Mansell

**MINUTES:**

**Hearing Officer: John Nall**

**Others: Chris Godbille, applicant.**

**Len Mansell**, staff, presents project.

**Chris Godbille**, applicant, clarifies old road name as Sprawling Oak.

**Thereafter, on motion of the hearing officer, the road name Belgium Woods Road is approved to become final in 10 days if no appeal is filed, based on the Findings in Exhibit A. (Document No. 2006-291)**

11. This being the time set for hearing to consider a request by **PHELAN LAND CO.** to name an unnamed road. The proposed road name is **Gus Way**. The site is located on the south side of Los Berros Rd. approximately 1 mile east of El Campo Rd. The site is in the South County Planning area. If approved, all addressable structures with access along these roads will be assigned new permanent situs addresses to ***the road providing access.***

**County File No: SUB2005-00070**

Assessor Parcel Number: 075-241-006

Supervisory District: 4

Date Accepted: September 28, 2005

**Project Manager: Leonard F. Mansell**

**MINUTES:**

**Hearing Officer: John Nall**

**Others: Colleen Phelan, applicant.**

**Len Mansell**, staff, presents project. Indicates a letter was received from Mr. Paul Anderson against the road name. States he spoke with Denise on 6/15 regarding possible continuance or attendance at the hearing today. Mr. Anderson or Denise did not appear today.

**Colleen Phelan**, applicant, indicates Gus Way was chosen due to being a family name and to honor her father.

**Thereafter, on motion of the hearing officer, the road name Gus Way is approved to become final in 10 days if no appeal is filed, based on the Findings in Exhibit A. (Document No. 2006-292)**

12. Hearing to consider a request by **KELLY GEARHART** to name two (2) unnamed roads and make an unofficial road name official. The road name requests are **Rancho Sheid Way, Gruenhagen Flat** and make **Shimmin Canyon Road** an official name. This request is for the Sheid Rancho antiquated subdivision East of Whitley Gardens on the North Side of Highway 46. The site is in the Shandon-Carrizo Planning Area. If approved, all addressable structures with access along these roads will be assigned new permanent situs addresses to ***the road(s) providing access.***

**County File No: SUB2005-00065**

Assessor Parcel Number: 019-181-011

Supervisory District: 1

Date Accepted: September 23, 2005

**Project Manager: Leonard F. Mansell**

**MINUTES:**

**Hearing Officer: John Nall**

**Others: Dana Merrill**

**Len Mansell**, staff, presents project. States reason for naming road is due to development of subdivision and to make unofficial road names official.

**Thereafter, on motion of the hearing officer, the road name Shimmin Canyon Road is approved to become final in 10 days if no appeal is filed, based on the Findings in Exhibit A. (Document No. 2006-293)**

13. Hearing to consider a request by **LAWRENCE SCHNABEL** for a Lot Line Adjustment (COAL 05-00382) to adjust the lot lines between two parcels of 57.59 acres and 103.94 acres. The adjustment will result in two parcels 40.09 and 121.54 acres. The project will not result in the creation of any additional parcels. The proposed project is within the Agriculture land use category and is located on the south side of El Pomar Drive approximately 6 miles east of Templeton. The site is in the El Pomar planning area. This project is exempt under CEQA.

**County File No: SUB2005-00131** Assessor Parcel Number: 033-291-004 and 035

Supervisory District: 1

Date Accepted: November 18, 2005

**Holly Phipps, Project Manager**

**Holly Phipps**, staff, presents project.

**Dana Merrill**, agent, is present for any questions.

**Thereafter, on motion of the hearing officer, the Lot Line Adjustment is approved based on Findings A through E in Exhibit A and subject to Conditions 1 through 10 in Exhibit B. (Document No. 2006-294)**

There being no further business to discuss, the hearing is adjourned at 9:54 A.M.

Respectfully submitted,  
Mary Velarde, Secretary  
Planning Department Hearings